

Authority: Toronto and East York Community Council  
Item Number TE2.1, as adopted by City of Toronto  
Council on February 7 and 8, 2023 and Notice of Motion  
M# \_\_\_\_\_, by Councillor \_\_\_\_\_, seconded by  
Councillor \_\_\_\_\_ as adopted by City of Toronto Council  
on December 16, 17, and 18, 2025

## **CITY OF TORONTO**

**Bill**

### **BY-LAW -2025**

**To amend By-law 447-2023, being a by-law to amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known as 17 St Andrew Street.**

Whereas authority is given to Council by Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas of the City of Toronto has determined pursuant to Section 34(17) of the Planning Act that no further public notice is required; and

Whereas City Planning has determined that due to an error in review of the plans previously approved by City Council, a technical amendment must be made to grant further relief to by-law 569-2013 to permit the location of residential units, access to Type G loading spaces, relief from angular plane regulation, and relief from landscape buffer size and access requirements;

The Council of the City of Toronto enacts:

**1.** Section (L) of By-law 447-2023, is deleted and replaced with the following:

"Despite Regulation 40.10.40.1(1), residential uses may be located below and on the same storey as non-residential use portions"

**2.** Section (N) of By-law 447-2023, is deleted and replaced with the following:

"Despite Regulation 220.5.10.1 (1), (2) and (3), 1 loading space Type "G" shall be provided and maintained on the lot and may be shared between the residential and non-residential uses; regardless of access type"

**3.** A new Section (Q) be introduced to By-law 447-2023, that reads:

"Regulation 40.10.40.70.(2) (E) regarding a 45-degree angular plane does not apply;"

**4.** A new Section (R) be introduced to By-law 447-2023, that reads:

"Despite Regulation 40.10.50.10.(3), a minimum 0.74-metre-wide strip of land, used only for soft landscaping, must be provided along the part of the lot line abutting a lot in the Residential Zone category"

**5.** A new Section (S) be introduced to By-law 447-2023, that reads:

"Despite Regulation 40.10.90.40.(1), access to a loading space may be provided from a street"

**6.** A new Section (T) be introduced to By-law 447-2023, that reads:

"Despite Regulation 40.10.100.10.(1), vehicle access may be provided from a street"

Enacted and passed on December , 2025.

Frances Nunziata,  
Speaker

(Seal of the City)

John D. Elvidge,  
City Clerk